

OR 1897PG2355

Documentary Tax Pd. \$	<u>70</u>
\$	Intangible Tax Pd.
Dave Lang, Clerk, Leon County	
By	<u>[Signature]</u> Deputy Clerk

GRANT OF DRAINAGE EASEMENT

1441174
RECORDED IN THE PUBLIC
RECORDS OF LEON CO., FLA.
APR 22 1 26 PM '96
DAVE LANG
CLERK CIRCUIT COURT
LEON COUNTY, FLORIDA

This Grant of Easement, made this 15th day of April, 1996, by PAUL D. RINGENBERGER and ERA J. SINGER between **PAUL D. RINGENBERGER** and **ERA J. SINGER**, his wife, whose address is Post Office Box 2616, Tallahassee, Florida, and **TRIAD EQUITY MANAGEMENT INCORPORATED** whose address is Post Office Box 467, Tallahassee, Florida, as the **GRANTORS** and **LEON COUNTY**, whose address is 301 South Monroe Street, Tallahassee, Florida as **GRANTEE**.

WHEREAS: **PAUL D. RINGENBERGER** and **ERA J. SINGER** are the owners in fee simple of that certain property described in Exhibit "A-1" attached hereto; and

WHEREAS: **TRIAD EQUITY MANAGEMENT INCORPORATED** is the owner in fee simple of that certain property described in Exhibit "A-2", attached hereto; and

WHEREAS: The **GRANTORS** are desirous of granting an easement for location of a certain drainage culvert, as more particularly described in Exhibit "B" and as shown on the "Sketch of Description of Easements in Sunny Village and Sunny Village Annex", Proposed Easement "A", made a part hereof as Exhibit "C", to **GRANTEE**, its successors and/or assigns, over and across that certain property described in Exhibits "A-1" and "A-2" attached hereto.

NOW THEREFORE

WITNESSETH: The **GRANTORS**, in consideration of the sum of Ten Dollars and No/Cents (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the **GRANTORS**, do hereby grant, assign and convey to the **GRANTEE**, its successors and assigns an easement for construction of a drainage culvert across that certain property described in Exhibits "A-1" and "A-2", as more

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particularly described in Exhibit "B", for the benefit of GRANTEE. The GRANTORS their successors or assigns shall have the right, by this Grant of Easement to upgrade, improve and maintain the property described herein so as to meet and provide for the ingress, egress and utility needs the GRANTORS, their successors and assigns, may have in the development of their respective adjacent real property as described in Exhibit "A-1" and "A-2". The GRANTORS shall retain the right to use the real property described herein for ingress, egress and utility purposes so long as and provided such use does not conflict with the use or the right to use the real property described in Exhibit "B" attached hereto.

IN WITNESS WHEREOF, the GRANTORS have signed and sealed these present the day and year first above written.

WITNESSES

Mary Ellen Cassidy

Mary Ellen Cassidy
TYPE OR PRINT NAME

Mary Ellen Cassidy

Mary Ellen Cassidy
TYPE OR PRINT NAME

Paul D. Ringenberger
PAUL D. RINGENBERGER

Era J. Singer
ERA J. SINGER

Robert C. Harrell
ROBERT C. HARRELL
Dallas Alameda
TYPE OR PRINT NAME
DALLAS ALAMEDA

TRIAD EQUITY MANAGEMENT
INCORPORATED

By: Joseph K. Deeb
JOSEPH K. DEEB
Its President

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STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 15th day of April, 1996, by PAUL D. RINGENBERGER, and ERA J. SINGER who are personally known to me or have produced Florida Driver Licenses as identification and who executed the foregoing instrument for the purposes therein expressed.



TARA L. COLLIER
MY COMMISSION # CC 208188 EXPIRES
JUNE 15, 1998
BONDED THRU TROY FAIR INSURANCE, INC.

NOTARY PUBLIC

Tara L. Collier
Tara L. Collier

My Commission Expires:

STATE OF FLA
COUNTY OF LEON

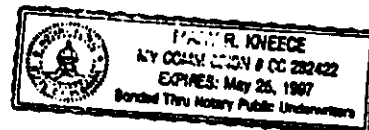
The foregoing instrument was acknowledged before me this 1st day of April, 1996, by JOSEPH K. DEEB of TRIAD EQUITY MANAGEMENT INCORPORATED, its President who is personally known to me or has produced _____ as identification and who executed the foregoing instrument for the purposes therein expressed.

NOTARY PUBLIC

Manfred Kneese

My Commission Expires:

THIS INSTRUMENT PREPARED BY:
THOMAS J. CASSIDY, III
1463 Market Street
Tallahassee, Florida 32312
(904) 893-0650



94-251
3-26-96

**A 15 FOOT INGRESS/EGRESS EASEMENT
(EAST HALF OF AN EXISTING 30 FOOT EASEMENT)**

A 0.04 acre parcel located in Section 5, Township 1 North, Range 1 West, Leon County, Florida.

Begin at the Northwest corner of Lot 8 of Sunny Village as recorded in Plat Book 7, Page 57 of the Public Records of Leon County, Florida said point also being on the cul-de-sac right-of-way of Easy Street and run thence along said right-of-way along a curve concave to the North with a radius of 50.00 feet through a central angle of 18 degrees 37 minutes 38 seconds for an arc length of 16.26 feet (chord bears North 52 degrees 19 minutes 23 seconds West 16.18 feet); thence leaving said right-of-way South 15 degrees 37 minutes 33 seconds West 50.32 feet to a point on a curve with a radius of 2954.83 feet through a central angle of 01 degrees 26 minutes 37 seconds for an arc length of 74.44 feet (chord bears South 21 degrees 10 minutes 37 seconds East, 74.44 feet); thence South 65 degrees 44 minutes 17 seconds East, 21.06 feet to a point on a curve concave to the East; thence along said curve with a radius of 2969.83 feet through a central angle of 01 degrees 37 minutes 51 seconds for an arc length of 84.53 feet (chord bears North 20 degrees 59 minutes 06 seconds West, 84.53 feet); thence North 15 degrees 37 minutes 33 seconds East, 39.16 feet to the POINT OF BEGINNING; containing 0.04 acre, more or less.

A-1

OR 1897PG2359

94-251-1902
4-1-96

**A 15 FOOT INGRESS/EGRESS EASEMENT
(WEST HALF OF AN EXISTING 30 FOOT EASEMENT)**

A 0.04 acre parcel located in Section 5, Township 1 North, Range 1 West, Leon County, Florida.

Commence at the Northwest corner of Lot 8 of Sunny Village as recorded in Plat Book 7, Page 57 of the Public Records of Leon County, Florida said point also being on the cul-de-sac right-of-way of Easy Street and run thence along said right-of-way along a curve concave to the North with a radius of 50.00 feet through a central angle of 18 degrees 37 minutes 38 seconds for an arc length of 16.26 feet (chord bears North 52 degrees 19 minutes 23 seconds West 16.18 feet) to the POINT OF BEGINNING. From said POINT OF BEGINNING continue along said right-of-way arc with a radius of 50.00 feet through a central angle of 23 degrees 45 minutes 57 seconds for an arc length of 20.74 feet (chord bears North 31 degrees 07 minutes 55 seconds West 20.59 feet); thence leaving said right-of-way South 15 degrees 37 minutes 33 seconds West 69.35 feet to the Northeasterly right-of-way of the Seaboard Coastline Railroad said point lying on a curve concave to the West; thence along said curve with a radius of 2939.83 feet through a central angle of 01 degrees 16 minutes 49 seconds for an arc length of 65.68 feet (chord bears South 21 degrees 21 minutes 11 seconds East 65.68 feet); thence leaving said curve run South 65 degrees 44 minutes 17 seconds East 20.90 feet to a point lying on a curve; thence running along said curve with a radius of 2954.83 feet through a central angle of 01 degrees 26 minutes 37 seconds for an arc distance of 74.44 feet (chord bears North 21 degrees 10 minutes 37 seconds West 74.44 feet); thence North 15 degrees 37 minutes 33 seconds East 50.32 feet to the POINT OF BEGINNING. Containing 0.04 acres, more or less.

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94-251
4-13-95

PROPOSED DRAINAGE EASEMENT "A"

A 217 square foot parcel located in Section 5, Township 1 North, Range 1 West, Leon County, Florida

Begin at the Northwest corner of Lot 8 of Sunny Village as recorded in Plat Book 7, Page 57 of the Public Records of Leon County, Florida said point also being on the cul-de-sac right-of-way easement of Easy Street and run thence along the said right-of-way with a curve concave to the North with a radius of 50.00 feet through a central angle of 41 degrees 48 minutes 23 seconds for an arc length of 36.48 feet (chord bears North 39 degrees 57 minutes 16 seconds West, 35.68 feet); thence leaving said right-of-way run South 16 degrees 07 minutes 06 seconds West, 12.56 feet; thence South 47 degrees 20 minutes 52 seconds East, 33.19 feet; thence North 15 degrees 27 minutes 17 seconds East, 7.47 feet to the POINT OF BEGINNING containing 217 square feet, more or less.

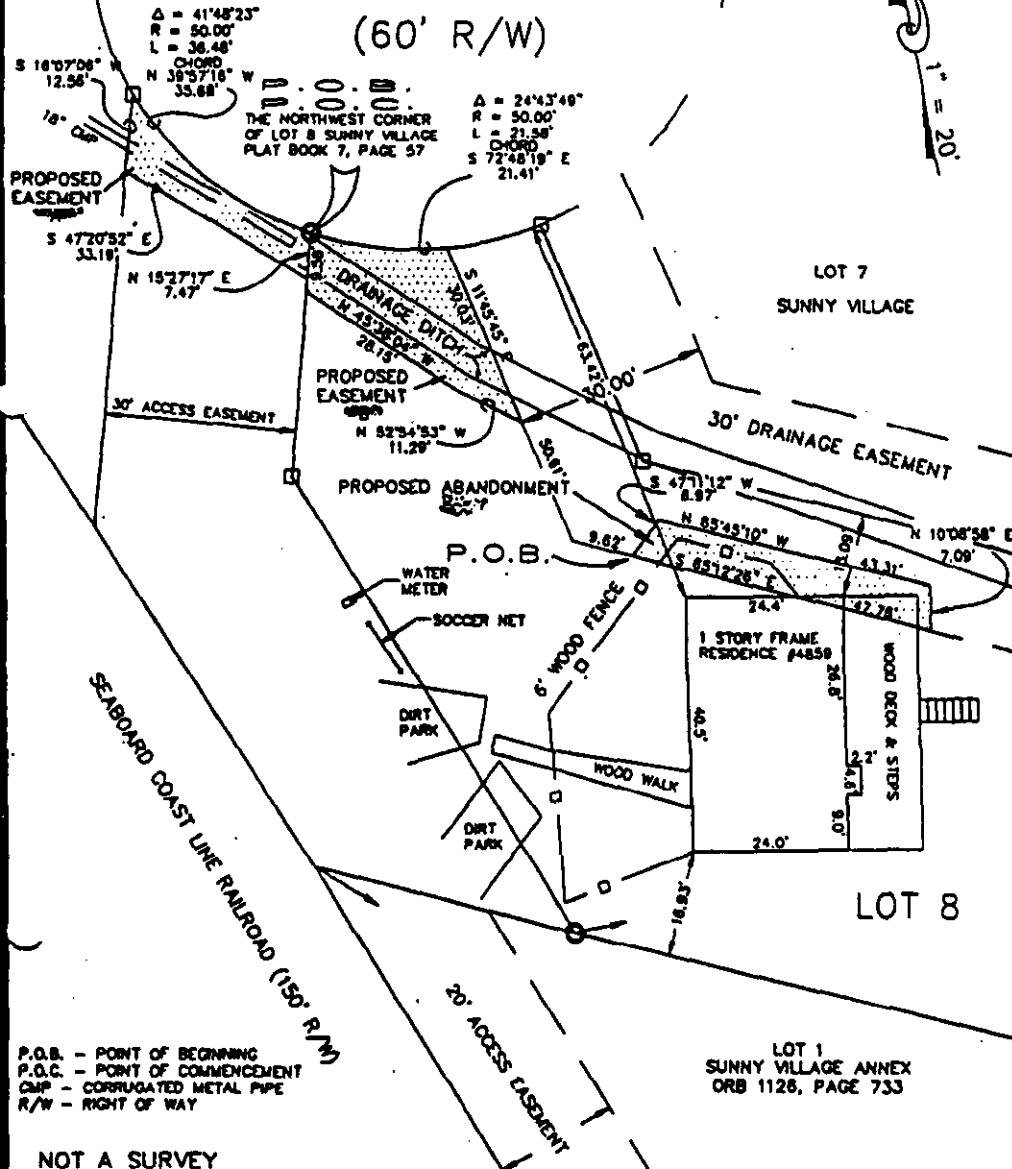
"B"

OR 1897P62361

POOLE, OWENS & ASSOCIATES, INC.
ENGINEERS SURVEYORS

1641-A METROPOLITAN CIRCLE
TALLAHASSEE, FLORIDA 32308
TELEPHONE #: (904) 386-5117

EASY COURT
(60' R/W)



P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
CMP - CORRUGATED METAL PIPE
R/W - RIGHT OF WAY

NOT A SURVEY

I HEREBY CERTIFY THAT THIS IS A
CORRECT AND ACCURATE
REPRESENTATION OF DESCRIPTIONS
I, UNDER MY SUPERVISION
AND IN COMPLIANCE WITH MINIMUM
TECHNICAL STANDARDS ESTABLISHED
BY RULE 61G17-6, ADMINISTRATIVE
CODE.

LARRY M. COBB
FLORIDA R.L.S.
CERT. NO. 2470

**SKETCH OF DESCRIPTION
OF EASEMENTS IN SUNNY VILLAGE
& SUNNY VILLAGE ANNEX
A PART OF SECTION 5, T-1-N, R-1-W,
LEON COUNTY, FL; ORIDA**

KENT DEEB

SHEET NO.
1
OF 4
94251
EZ

24

OR 1897PG2362

ATTACHMENT # 3
PAGE 8 OF 8

This instrument was prepared by
and should be returned to:
Russell D. Gautier, Esquire
Williams, Bryant, Gautier
& Donohue, P.A.
Post Office Box 1169
Tallahassee, Florida 32302

RECORDED IN THE PUBLIC
RECORDS OF LEON CO. FLA.

APR 22 1 26 PM '96

DAVE LANG
CLERK CIRCUIT COURT
LEON COUNTY, FLORIDA

JOINDER

North Florida Education Credit Union, whose address is Post Office Box 5198, Tallahassee, Florida 32314, the owner and holder of that Mortgage from Era Jane Singer and Paul D. Ringenberger to North Florida Education Credit Union, dated July 17, 1985, and recorded in Official Records Book 1169, Page 1595 of the Public Records of Leon County, Florida, hereby consents to and joins in the foregoing Grant of Drainage Easement.

IN WITNESS WHEREOF, North Florida Education Credit Union has caused this Joinder to be executed and its seal affixed hereto this 15th day of April, 1996.

WITNESSES:

North Florida Education
Credit Union

Tracy Whitaker
Tracy Whitaker
Print or type name.

By: Rebecca R. Kouba
Name: Rebecca R. Kouba
Its: Executive Vice President

Rebecca C. Kenshalo
REBECCA C. KENSHALO
Print or type name.

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 15th day of April, 1996, by Rebecca R. Kouba, as EXEC. VP of North Florida Education Credit Union, a credit union organized and existing under the laws of the State of Florida, on behalf of the credit union. He or she is personally known to me or has produced known to me as identification.

Rebecca C. Kenshalo
Signature
REBECCA C. KENSHALO
Print or type name.
NOTARY PUBLIC
My commission expires:



REBECCA C. KENSHALO
MY COMMISSION # 00350800 EXPIRES
MARCH 11, 1998
BONDED THRU TROY FAIR INSURANCE, INC.